074.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,100 / 817,100
					USE VALUE:	817,100 / 817,100
					ASSESSED:	817,100 / 817,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE DANIEL IAN & KATHLEEN MARIA
Owner 2:	
Owner 3:	
Street 1:	114 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STARR GAIL -
Owner 2:	-
Street 1:	114 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1970, having primarily Wood Shingle Exterior and 1974 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9920.000	314,800		502,300	817,100
Total Card	0.228	314,800		502,300	817,100
Total Parcel	0.228	314,800		502,300	817,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.93 /Parcel: 413.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46774

GIS Ref

GIS Ref

Insp Date 10/14/99

!6201!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,800	0	9,920.	502,300	817,100		Year end	12/23/2021
2021	101	FV	360,400	0	9,920.	502,300	862,700		Year End Roll	12/10/2020
2020	961	FV	360,300	0	9,920.	502,300	862,600	862,600	Year End Roll	12/18/2019
2019	961	FV	291,600	0	9,920.	502,300	793,900	793,900	Year End Roll	1/3/2019
2018	961	FV	291,600	0	9,920.	430,600	722,200	722,200	Year End Roll	12/20/2017
2017	961	FV	291,600	0	9,920.	401,900	693,500	693,500	Year End Roll	1/3/2017
2016	906	FV	291,600	0	9,920.	344,400	636,000	636,000	Year End	1/4/2016
2015	906	FV	290,500	0	9,920.	308,600	599,100	599,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:29:37

LAST REV

Date	Time
09/16/21	10:31:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STARR GAIL,	76471-572	1	12/18/2020		800,000	No	No		
CORNERSTONE BAP	72167-498	1	1/28/2019	Convenience	1	No	No		Rolland C Starr dod 2/7/2020
	10379-70		10/10/1963		99	No	No		N

USER DEFINED

Prior Id # 1:	46774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
5/10/2019	Left Notice	DGM	D Mann
10/14/1999	Meas/Inspect	263	PATRIOT
3/1/1983		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9920		Sq. Ft.	Site		0	70.	0.72	4									502,322						502,300	

Total AC/HA:	0.22773	Total SF/SM:	9920	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,322	Spl Credit		Total:	502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		29.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18191481
Const Adj.:	0.85278070
Adj $ / SQ:	131.029
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449124
Depreciation:	134288
Depreciated Total:	314836

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

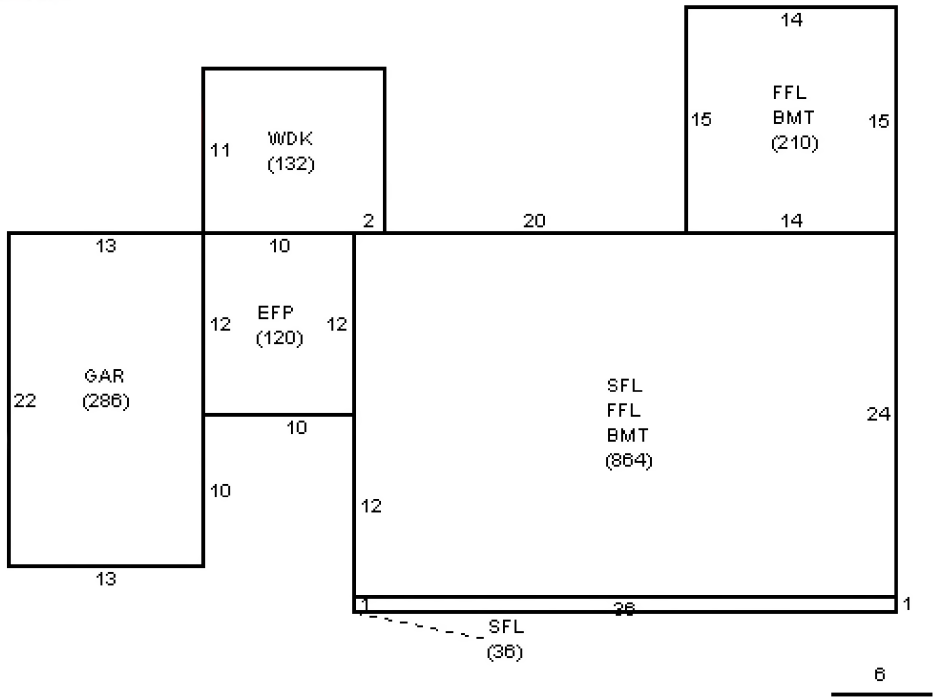
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	144.13
Special Features:	0	Val/Su Net:	87.79
Final Total:	314800	Val/Su SzAd	159.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,074	39.310	42,217
FFL	First Floor	1,074	131.030	140,725
SFL	Second Floor	900	131.030	117,926
GAR	Garage	286	20.250	5,790
WDK	Deck	132	11.580	1,528
EFP	Enclos Porch	120	42.560	5,108

Net Sketched Area:	3,586	Total:	313,294

Size Ad	1974	Gross Area	3586	FinArea	1974

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	